



CONCERN RONKONKOMA

PROJECT DETAILS

Completed	2016
Location	58 Portion Road Lake Ronkonkoma, NY
Project Type	Veterans Special Needs/Homeless
Total Units	59
Mix of Residences	40 1-br; 16 2-br; 3 3-br
Limited Partnership	Concern Ronkonkoma, LLC
Tax Credit Equity	\$13.3 million
Total Project Costs	\$24.8 million
Sponsor	Concern for Independent Living, Inc.
Permanent Lenders	Concern for Independent Living, Inc. New York State Homeless Housing & Assistance Corp. Suffolk County, New York



PROJECT DESCRIPTION

Targeted to veterans and their families, Concern Ronkonkoma is a new 59-unit supportive housing community comprised of eight clusters of one- and two-story townhomes situated on eight acres in Lake Ronkonkoma, on Long Island, New York.

Affordable to households earning at or below 30 percent of Area Median Income, 30 one-bedroom apartments are occupied by single adults with psychiatric disabilities and eight two-bedrooms are occupied by tenants who receive Section 8 vouchers. Of these 38 units, 25 are set aside for persons who are homeless. There is one two-bedroom for the superintendent and the remaining twenty units are restricted to households with incomes at or below 50 percent AMI.

Each apartment features Energy Star appliances and low-flow plumbing fixtures as well as direct access entry with parking spaces in front of the buildings. Other amenities include two on-site laundry rooms, a picnic area and central landscaped courtyard. An existing 4,096 square-foot building on the site was renovated and now serves as a community center for residents featuring a common room with kitchen, computer lab, library and offices for management and social service staff.

Sponsor, Concern for Independent Living provides on-site case management and referrals as well as mental health services such as crisis intervention and counseling. Medication/symptom management, daily-living skills training and vocational classes are also available on-site in addition to assistance from United Veterans Beacon House, which ensures the special needs of homeless veterans are met.

National Equity Fund invested \$13.3 million of LIHTC equity.

	YEAR 1	ONGOING
Jobs Created *	71	17
Community Impact * (In Millions)	\$4.7	\$1.4